

MINUTES
LEXINGTON COUNTY PLANNING COMMISSION
October 17, 2013

The Lexington County Planning Commission held its regular monthly meeting on Thursday, October 17, 2013, at 8:00 a.m. in the Council Chambers on the second floor of the County Administration Building. Attendance for the meeting was as follows:

Members Present:

Warren Cope
Lee Matthews
Robert Spires
Keith Myhand
David Laird
Rock Lucas
Andy White
Michael Shealy
Pat Dunbar

Staff Present:

Charlie Compton
Sharon Willis
Jack Maguire
Rebecca Conway
Walt McPherson
Janet Turner
Laura Haney
Synithia Williams

Members Absent:

Others Present:

Annie Driggers Black
Darlene Burke
Rick Burke
Andrew Young

The meeting for October 17, 2013, was called to order at 8:00 a.m. by Chairman Rock Lucas. Robert Spires gave the invocation for the meeting.

Minutes: Chairman Lucas stated that the first item on the agenda was the minutes from the May meeting at Tab A. Pat Dunbar made the motion to approve the May minutes and Andy White seconded the motion. There was no further discussion and the vote for approval of the May minutes was as follows:

In Favor: Lucas
Matthews
Laird
Spires
Myhand
Cope
Shealy
White
Dunbar

Opposed: none

Not Present:

Activity Reports: Chairman Lucas stated that the next items on the agenda were the Activity Reports at Tabs B, C, D and E. Charles Compton stated the same trend has continued for permits within the unincorporated portion of the County. Residential permits for each quarter is greater than the same quarter from the previous year and the last two quarters have gone above a monthly average of one hundred and twenty site-built homes. The permit sales for the first fifteen days of October were 49 site-built homes and 12 manufactured homes.

Private Road Subdivision Midway Cove (Andrew Young/applicant): Chairman Lucas stated that the next item on the agenda was the Private Road Subdivision, Midway Cove, Andrew Young/applicant, at Tab G. Janet Turner presented this to the Commission with map slides and ground photos of the area. She also stated that Andrew Young was in attendance to answer any questions.

Andrew Young currently owns a 2.19-acre lot off of Midway Road near Lexington. Mr. Young would like to buy two 2+-acre lots adjacent to his parcel if he can subdivide each into two lots for a total of four lots and create a privately-maintained road to access a total of seven lots. Two of the seven lots are existing residences owned by Mr. Jason Knight and Mr. and Mrs. Wolf. Mr. Knight has agreed to join in the Road Maintenance Agreement for the private road. There is an existing gravel driveway which Mr. Young owns with his 2.19-acre lot which currently serves as Mr. Wolf's driveway. According to Mr. Young, the Wolf's do not object to the private road development.

The existing 14-foot wide gravel drive is in excellent condition with no apparent stormwater runoff issues. There are no sight distance issues at the intersection of Midway Road.

Andy White made the motion to approve this private road subdivision request. Pat Dunbar seconded the motion and with no further discussion the vote for approval of Midway Cove was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>
	Matthews			
	Laird			
	Spires			
	Myhand			
	Cope			
	Shealy			
	White			
	Dunbar			

Access Policy Variance Property of Annie Driggers Black (Annie D. Black/applicant): Chairman Lucas stated that the next item on the agenda was the Access Policy Variance request, Property of Annie Driggers Black, Annie D. Black applicant, at Tab I. Janet Turner presented this to the Commission with map slides and ground photos of the area. She also stated that Mrs. Black and her daughter Darlene, along with her husband Rick, were in attendance to answer any questions.

Mrs. Annie Driggers Black currently owns Lot 21 (11.59 acres) in Lee's Ranches, Phase III, Subdivision (approved in 1988) located on Pond Branch Road near Lexington. Her home has been cut out on a separate parcel (#003) for mortgage purposes only. Mrs. Black would like to sell approximately one acre behind her house to her daughter, Darlene Burke, on which to build a home. Mrs. Black would grant her daughter a 50-foot wide access easement over her flag lot driveway to provide access to the new lot. Mrs. Turner explained that this request requires two variances from the Planning Commissions' Access Policy which governs staff approvals.

The first variance request is to allow an easement to be located over a flag lot driveway that is already paired with another flag lot driveway to the adjoining lot #20. Since these existing driveways are separated by rows of trees, and not shared, they are requesting not to have to make a shared private road with the adjoining land owner. The second variance request is to allow an easement which will be over 1500 feet long to access the daughter's proposed lot. The existing driveways already exceed the 1500-foot requirement which was not in effect in 1988. Mrs. Black plans to have a contractor make improvements to the driveway when building her daughter's house since the existing 11-foot wide dirt drive has some washouts due to the sandy soil and is subject to some erosion. There are no sight distance issues at the intersection of Pond Branch Road.

Pat Dunbar made the motion to approve the Access Policy Variance request and Andy White seconded the motion. With no further discussion the vote for approval of the Access Policy Variance, property of Annie Driggers Black (Annie D Black/applicant), was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>
	Matthews			
	Laird			
	Spires			
	Myhand			
	Cope			
	Shealy			
	White			
	Dunbar			

Subdivision Bonds: Chairman Lucas stated that the next item on the agenda was Subdivision Bonds at Tab J. Janet Turner stated that this was information only.

Road Classifications: Chairman Lucas stated that the next item on the agenda was the Road Classifications at Tabs K, L and M. Robert Spires made the motion to approve the road classifications as recommended and Warren Cope seconded the motion. With no further discussion the vote for approval of the road classifications was as follows:

<u>In Favor:</u>	Lucas	<u>Opposed:</u>	none	<u>Not Present:</u>
	Matthews			
	Laird			
	Spires			
	Myhand			
	Cope			
	Shealy			
	White			
	Dunbar			

Charles Compton introduced to the Commission two new employees in the Department of Community Development. They are the new Zoning Assistant, Laura Haney, and Synithia Williams, the new Development Administrator, who moved from the Stormwater Management Division of Public Works. He noted that Synithia replaced Chris Folsom who is now Deputy County Administrator.

New Business: Andy White suggested that the staff schedule a briefing on the Penny for Progress sales tax proposal for either the November or December Planning Commission meeting.

Adjournment: With no further business the meeting was adjourned at 8:20 a.m.

Respectfully submitted,

Approved,

(signature on file)

Charlie Compton

Secretary

(signature on file)

Rock Lucas

Chairman